

COMMITTEE ON LANDS AND BUILDINGS

August 19, 2003

5:30 PM

Chairman Thibault called the meeting to order.

The Clerk called the roll.

Present: Aldermen Thibault, Gatsas, Pinard, DeVries, Garrity

Messrs: J. Nugent, K. Bartels, Alderman Forest, K. Hirschmann,
S. Tellier, T. Nichols, S. Hamilton

Chairman Thibault addressed Item 3 of the agenda:

Request from the Greater Manchester Rowing Club asking the City to give or grant the long-term use of a 10,000 square feet waterfront lot to them.

Mr. John Nugent stated I am here with Kathy Bartels and we represent the Greater Manchester Rowing Club. I believe you each have a copy of our presentation. Basically, the Greater Manchester Rowing Club was formed as an off-shoot of the Central High School crew team, which is currently practicing at the Amoskeag Rowing Club in Hooksett. When we started the organization two years go there were very few students involved. It has grown considerably over the last two years. Our organization is a volunteer organization. It is a non-profit 501C3 and basically it was formed to oversee the greater rowing interest in the rowing programs in the City. Originally it was just Central High School. It is now Trinity, Memorial, West, and St. A's is looking to come back on the water as well as Southern NH University. Southern NH University currently rows out of Amoskeag. Our mission is to get the rowing community going in the City of Manchester, specifically the youth but we also intend to have adult rowing programs and learn to row programs and utilize the water and the river access in an environmentally friendly way. Our vision basically is to build a boathouse on the shores of the Merrimack River above the Amoskeag Bridge hopefully on a lot that is up there on the screen. Originally in the 1880's there was a boathouse built on that property that burned down, I believe, in 1940. It was known as the Cygnet Boat Club. Were it possible, we intend to try to reproduce that boathouse, which was a Victorian boathouse and towards that end that would be the home of the rowing programs as well as kayaks, canoers and anybody who is looking for public access to the Merrimack River. The water above the falls is perfect for rowing as well as canoeing and kayaking. As far as the interest, what has

happened is this year we now have 60 students just from Central starting to row this fall. That doesn't include the students from Trinity, West or Memorial. The problem is the Amoskeag Rowing Club, which has graciously given us space to use their boathouse in years previous doesn't have the space to accommodate the growing program and has basically told us that we can't expand it. This leave us in the situation of having to tell most of those students just from Central that we can't let them row next year because we have no place to put them. The reason that we need the space is quite simple. The boats that we need to expand the program have to be stored somewhere. Rowing 8 is 64' long and obviously it can't be left outside. They are too valuable and they damage easily. In any event as we started to explore this issue a lot of other organizations have contacted us – the YMCA to put together a rowing program for women in distress. We have also talked to some organizations that have student at risk programs where there is rowing. There is a national association called OARS that supervises programs like that. Basically we are seeking the City land for the simple reason that we need access to the water. To my knowledge that is the only access above the falls that is available. The ARC, the Amoskeag Rowing Club, is planning on leaving Hooksett and moving to Pembroke so even if they could keep us our kids would have to move further up the river to row. As far as how we can help the Manchester crew team, we intend to provide a publicly accessible structure to promote recreational and competitive rowing in Manchester as well as the other groups that are interested in using the river. Obviously our goal is to reproduce the Cygnet boathouse and there is a picture of it on Page 3. As far as funding it, we intend to seek funds from private donations and corporate donations to raise the funds to build the boathouse. We have also spoken to the Federal government and the historical foundation as far as giving us funds to reproduce that boathouse. Beyond that we will obviously need to fund the day-to-day operations, which we intend to do through a number of different learn to row programs. In essence what we are doing here today is asking the Aldermen to consider granting us the use of that land. Obviously the way we would like to have it is have the land granted to the Greater Manchester Rowing Club. In essence also while this process is going along we would like permission to utilize that land this fall for the expanded program so that we don't have to tell the kids that they can't row.

Ms. Kathy Bartels stated I want to give you a quick background. I originally founded the Central High School Crew Club organization with a bunch of very enthusiastic high school kids who basically didn't quite have a sport and there wasn't enough field space for them to really find or utilize. I can honestly say that after two and a half years of working with the students it has been an explosive population. The sport has really taken off. The interest level is overwhelming and I have constant e-mails from students all over the City who would like to participate and quite frankly I have to say no to them. We would love to be able to promote this and the interest is truly overwhelming. They are not here tonight. We

did not tell them to come but I would like to highlight a few things and one of the reasons that we feel this would really benefit the City. The Cygnet boathouse could be a Federal historic landmark come back to Manchester. We feel that not only would it be an interest and a tourist attraction but it would also provide public access to the riverfront to all populations. The Cygnet boathouse will complement the riverfront revitalization, which is currently under development in Manchester. I know that we have all been reading that there is a big push for that to happen. We feel this would be a wonderful complement. The learn to kayak, canoe and sail programs really could be offered at the Greater Manchester Rowing Club and we are open to partnerships with different organizations, both City and State agencies. We do have some articles that we have attached to the package that we are presenting and we hope that you will take a minute to read them. They support our feelings and our great effort here. The recreational rowing activities we feel would be affordable and accessible for all individuals who operate non-motorized water craft as well as motorized. Since non-motorized water activities are feasible and they are affordable for most people we feel that that would probably give them another activity that is helpful and promotes physical activity. The Greater Manchester Rowing Club will implement environmentally sound practices in accordance with Federal and State standards that protect natural water resources. As it is right now, the Central Crew Club...all of our equipment is four stroke and all environmentally sound. We take great pride in making sure that we keep our river clean. The Greater Manchester Rowing Club can initiate opportunities for Manchester youth through a real great model developmental rowing program. College scholarships for oarsmen and women are overwhelming under Title IX. I don't know if you are familiar with that but the opportunities for our kids are incredible, not to mention the ongoing health benefits for adults, seniors and others through organized water activities. I will leave you this. The Cygnet boathouse would be accessible via public transportation. That is a plus and it would provide a venue for civic meetings and publicly accessible social gatherings at the new Cygnet boathouse and I thank you very much.

Alderman Gatsas stated the current boathouse that you are using or the storage shed is in Hooksett and did I understand you correctly that you will no longer be able to use that.

Ms. Bartels answered the Amoskeag Rowing Club, which is a non-profit private boathouse, has plans for the Pembroke area so they have already committed to building a boathouse there and obviously we are launching are out of the public Hooksett site right now. The crew club needs to affiliate with a larger umbrella organization and that is who we affiliate with in order to row. If they move logistically it is difficult for us to affiliate with them.

Alderman Gatsas asked the traffic that would be coming to this location, what times of the day and...

Mr. Nugent answered the crew usually has two seasons. It has a fall season, which is essentially the beginning of September to early November depending on the weather. The students row in the afternoon between about 3:30 and 5 PM. In the spring they do the same time. They are practicing usually Monday through Friday and sometimes in the Spring season six days a week. Usually Monday through Friday after school they are off the water by 5 PM or 5:30 PM at the latest. On Saturdays usually Saturday morning at 8 AM or 9 AM. It is a two-hour practice usually. In the summer we have the summer learn to row program like we did this summer at the Amoskeag Row Club. The rowing was done at 6 AM and they were off the water by 8 AM. Those are the times that you would see some traffic. Obviously in the case of the students they are carpooling and you might have four kids coming in one car but there would be some impact on traffic, that is correct.

Alderman Gatsas asked can you give us an idea of what kind of traffic.

Mr. Nugent answered well they are all personal vehicles. I think that right now we probably have about 10 or 12 cars that come to the practice. They just pile in and come in those cars. That is for the current Central team.

Alderman Pinard asked are you basically just going to have this for high school or is this going to be open to the general public.

Alderman Pinard asked are you basically just going to have this for high school or is this going to be open to the general public.

Mr. Nugent answered this was started as a high school sport in town by Kathy and some other parents. It has expanded. There is a college team at Southern NH University and at St. Anselm's which went into mothballs two years ago because they had no place to launch on the river. They are planning to start a program again if we can give them a place to launch. As far as the adult learning to row that is something that we started off in the summer that has really expanded quite surprisingly. I think we had 30 adults who showed up and learned to row who had never seen a crew boat before this summer. It is open to all segments of the population.

Alderman Pinard asked what kind of a membership do you intend to have.

Mr. Nugent answered there will be a number of different types of memberships. Individuals could join. There are a lot of scullers on the river who are looking for a place to launch and if you are with a crew that is a single rowing boat with two

oars. The schools will each have a membership as a school and the students will individually be members of the club. The same for anybody else who wishes to join.

Alderman Pinard asked are you talking about 200 or 500 or 1,000.

Mr. Nugent answered I don't think there would be that many interested quite honestly.

Alderman Pinard stated I think we are here and we have to have these answers. Now let's move to the building that you are talking about building. What kind of building is it and what would you have in that building?

Mr. Nugent answered it would have to be a two-tier process. Initially we would need to put up a structure to house the boats. I refer to it as a temporary structure only in so far as it is there for a short period of time or intended to be. I believe we brought some pictures and we have some costs on the structure. We have a historical architect working on the plans for what was the Cygnet boathouse. Ultimately...the original Cygnet boathouse was a two-story facility approximately 30+' x 70'. It had two stories. It had decks off of the second story and the first floor. I guess the footing plan would probably be somewhere in the neighborhood of 30-40' x 70'.

Alderman Pinard asked what would you use the building for. Would there be a restaurant or a lounge or anything like that?

Mr. Nugent answered no. It would be strictly used to service the various rowing clubs or anybody who needed a launching point to get on the river.

Ms. Bartels asked may I respond to Alderman Pinard please. Those were great questions and I just wanted to comment on your question about who would this be available to. I really think we could consider access for kayakers and canoers and other folks who look at rowing as a leisurely and creative and healthy way to exercise. I think there is a whole population that is interested in that kind of activity and that certainly opens it up to all ages. If there is a learn to kayak program or a young learn to sail program the City might get involved in or a seniors group that wants to do that I think this really could be accessible to them. It doesn't necessarily mean that they are members. Maybe there is an affordable program that the club offers. It might be a six-week learn to kayak program or something like that.

Alderman Pinard stated my primary interest is down the road because many years ago and maybe a lot of you don't remember but I am sure that a lot of the seniors

remember the Riverside Boat Club, which was run very nicely but it had the liquor and so on and so forth. The one thing that I wouldn't want to see in a boat club is liquor.

Alderman DeVries stated maybe you can educate me briefly. The length of the course that you would have laid out for sculling events, etc. Is it a mile?

Mr. Nugent replied there are a couple of different races that are standard in the crewing industry if you will. The high schools and the colleges row in the spring season a sprint race, which is 1,500 meters and 2,000 meters for the college. Kayakers, unless they are participating in a regatta, which is one of the things that we would like to see at the boathouse because it brings oarsmen in from all over and it also brings revenue into the City...I don't know if you are familiar with the Head of the Charles in Boston. Seven thousand oarsmen rode in that race last year and 300,000 people went to that race. I am not suggesting we will ever get those numbers but scullers basically skull on the water. If they are racing they are racing 1,500 or 2,000 meters. There is also a fall race, a regatta, which is usually three miles. That is more of an endurance race and it is not done that often. It is done in the fall. Spring is strictly spring racing.

Alderman DeVries asked can you place that now for me geographically within the Merrimack River. Say from your proposed location of the boathouse to the three-mile race would take it up to the Interstate bridge or...what part are you looking at?

Mr. Nugent answered basically the race would start up there and finish down by the boathouse. It is that long of a race for an endurance race.

Alderman DeVries asked and it is a one-way.

Mr. Nugent answered yes.

Alderman DeVries asked how many at a time are you indicating when you grow to your maximum proposed proportions.

Mr. Nugent asked are you asking how many race at a time.

Alderman DeVries answered yes.

Mr. Nugent replied for an endurance race one boat at a time. They are usually sent out by timers – every 10 seconds a boat takes off. They are not racing each other, they are racing the clock.

Alderman DeVries asked so they are not abreast.

Mr. Nugent answered right. At the sprints in the spring you might see as many as five boats. It is unusual to see more than that. The lanes are set out in advance, the river is marked and they are basically given a point that the cocksand, who is steering the boat, aims for at the finish line and each one stays within a lane even though the lanes don't actually have buoys down the river.

Alderman DeVries stated that is more what I am familiar with from watching Olympic events. So there is some of that where you would have several lanes set-up and they are competing in a timed event?

Mr. Nugent answered correct.

Alderman DeVries asked how do you propose to accommodate the existing traffic. How will that work for you to coexist with the existing motorboat traffic on the river. It is fairly active.

Mr. Nugent answered we do right now up in Hooksett. Most of the time when we are rowing we are rowing very early in the morning and we don't see any motor boat traffic at 6 AM and we are off the water before that traffic is on. In the afternoons in the fall there are state regulations as to how far apart boats have to be on the waterway. I am not making the rules up. They are set by the state. Again, we don't see a lot of pleasure craft when we are rowing. In the fall we might in the afternoon.

Alderman DeVries asked between what 3:30 PM and 5 PM.

Mr. Nugent replied again we are not three and four abreast across the river when we are practicing. It is single boat.

Alderman DeVries asked in Hooksett are you above the dam or below the dam.

Mr. Nugent answered we are above it.

Alderman DeVries stated I have never been above the dam so I am not familiar. Are there a lot of water craft up there?

Mr. Nugent responded there are a lot of motorized boats and jet skis.

Alderman DeVries asked are they fishing. Do you have the water skiing and such that we see on the lower portion?

Ms. Bartels answered we do see jet skis because that is public access, the Hooksett launch site and a fair amount of motor boats but they have been very respectful and I have to say the programs that are run out of the Amoskeag Rowing Club follow strict guidelines based on U.S. rowing and if you are not in accordance with the guidelines you are called on it. Our particular organizations are very careful to look at following regulations and the safety boater regulations. To answer your question, the only time it has been an issue is when a few Jet Ski people just totally disregard the law.

Alderman DeVries stated I saw that you included some of the regulations but I haven't seen all of the details. The law says that you can't be what 200 feet or 150 feet...how do you deal with the wake put off by some of the watercraft?

Mr. Nugent answered most of the boaters are very courteous. When they see the crew boats coming they slow down to a no wake. If there is a wake, like with any other boat we are going to turn the bow into the wake and go through it and continue on rowing.

Alderman DeVries asked so would you need to curtail other events when you are trying to hold regattas or races.

Mr. Nugent answered no. I rode on the Charles River in Boston for many years when I was in college and there were tons of motor boats coming down, especially on a Saturday, wanting to have a race and it didn't stop us. There are rules of the river. You are going up one side and coming down the other. If they are heading up with us then they are on the right side of the river and if they are heading down they are on the left. It doesn't interfere with our rowing. I mean it would be nice if they didn't blast us with a wake but it is not going to stop a race.

Alderman DeVries asked just for clarification are there two launch sites in Hooksett or is one in Bow and one in Hooksett. There is a public launch that gives you access to the lower part of the river so there must be a second one above that I am not familiar with.

Ms. Bartels answered you are right about that. The Amoskeag Rowing Club used to launch their regatta site below the falls. There is a park there right where PSNH is. That is accessible. The Amoskeag Rowing Club, however, now launches from above the falls. There are boaters that do launch from below the falls. They are both accessible but the public site is where we are out of.

Alderman Garrity stated in reference to parking do you have any idea where the parking is going to take place. Is it going to be in a lot or is it going to be on-street parking?

Mr. Nugent replied honestly I think there will be some parking on the lot as there is at the Amoskeag Rowing Club. I am not a traffic expert but there is certainly room to park cars on the street for the limited time that we need to. We haven't yet finalized any plans with some of the businesses in the area but we plan to speak to them about utilizing their parking as a means to keep the cars off the road on Riverfront Drive.

Alderman Garrity asked besides the high schools you said you wanted to open it up to people who just wanted to join and things like that and obviously they are going to be rowing at different times than the high school teams are.

Mr. Nugent answered what happens at other boat clubs is that the youth programs have priority because they have a very short season. As far as the other programs, we would have to schedule times that they would row. Obviously if it is an adult learning to row program they don't need to train five or six times a week. What they did this summer was row three days just to get their feet wet if you will to learn to row. Most of them are planning to go to sculling. Once they have learned to row a boat they will switch over to single skulls. Most of those people row in the morning as well before they go to work a couple of days a week.

Alderman Garrity asked do you foresee a no wake zone proposed in this location.

Mr. Nugent answered I really don't know. We don't have one now at the launch site we are on now. Where we are planning on putting the boathouse is almost at the end of the river. You couldn't be speeding much farther down the river past where we plan to put the boathouse before you would be going over the falls.

Alderman Garrity asked is there currently a no wake zone there.

Mr. Nugent answered no not to my knowledge.

Alderman Garrity asked but potentially there could be a no wake zone there. I am a boater myself so I understand the caution you have to have around kayakers and canoers and things like that. I am just wondering...the fact that you don't have any plans for parking concerns me and the abutters and the fact that there is a potential for a no wake zone. I mean people buy speedboats because they like to go fast.

Mr. Nugent answered first of all we didn't pursue the parking issue until we knew that the Aldermen were in favor of least considering the option of giving us the land in some facet. As far as the no wake zone is concerned, I am a boater too. I have a lake house and I like to open up too but quite honestly it is a common

courtesy that you wouldn't be gunning your boat past somebody who is trying to launch theirs.

Alderman Garrity stated it is a safety concern for me. That is the main reason I asked the question. Obviously there is going to be a wake zone there or there is not going to be a wake zone there but we will have to have some safety precautions if we have kayakers and things like that in that area. I am sure that is up to the marine patrol and things like that.

Mr. Nugent answered what we propose to do is during set times of rowing programs be it learning to row or sail or whatever, we will have safety boats on the river with the appropriate safety equipment – people who are certified lifeguards. I am a coach now and know CPR and first aid. We get them out of the water and at this time we are still hashing out some of the things that are going to be done. I mean obviously we are not trying to intrude on any of the other people using the river. It just seems to me that the great majority of the people in Manchester cannot access the river and it is a great way for them to utilize this natural resource in a controlled environment.

Alderman Garrity asked is there access to the river right above the dam on the Manchester side.

Mr. Nugent answered in Hooksett only but in Hooksett you would not be able to travel down the Merrimack to Manchester because the access to the Merrimack River in Hooksett is above the falls.

Chairman Thibault stated before we go any further I would like to call on Alderman Forest.

Alderman Forest stated I have a couple of questions. Alderman Gatsas addressed one of my questions but you were talking about the races that you have on the Charles. They usually shut that river off when they have those races, correct?

Mr. Nugent answered no. The only race they ever shut the river off for is the Head of the Charles and that is one-day in October.

Alderman Forest asked the Charles River also has sailboats, correct.

Mr. Nugent answered at the base of the Charles they do have a sailing program.

Alderman Forest stated the Merrimack does not. The other thing is I think you said the training is going to be between 6 AM and 8 AM and 3 PM and 5 PM six days a week. What do you do with the boaters that are there on weekends or at

night when they are pulling their gear. They come around the bend over there and what do they do? I mean that is what they use the Merrimack mostly for now.

Mr. Nugent replied as far as how many days they use the river, that is a concept that we...as a coach that is what I would like to see. That is not what we are doing now. We are using the river four days a week. The problem is the Central kids are not getting as much of a work out as the teams we are racing against and we are at a distinct disadvantage because we don't have the time on the water that they do. As far as the utilization of the river, I understand that there are people who use that river now for jet skiing, water skiing and boating and we are not suggesting that what we are proposing would usurp their use of the river. We view it as a resource that all people can use. It is just a different type of use of the river and as far as the times that we dictated we are willing to work with everybody to make this happen. The reason we did this was because we have a lot of students in the City who have expressed a desire to learn to row so we sat down and tried to figure out a way to make that happen. The cost of rowing is so expensive. The boats themselves cost \$30,000 or more brand-new. Used they are over \$20,000. The oars are up to \$500 a piece. No one school can fund that program and the reason we put together the idea of the Greater Manchester Rowing Club as a parent organization was so that each of the schools could share the facilities and the cost. As far as the interaction with other people on the river, they water ski in Hooksett too. We haven't had any problems with the people utilizing the river. For the most part the times that we are using the river and I was out all fall and all spring, I was hard pressed to see anybody in a motorboat that early in the morning except the other coaches.

Alderman Forest stated I have seen people on the lower part of the Merrimack that early in the morning. Two more questions and one has to do with...you are rowing now above the Hooksett dam but compared to the lower part wouldn't you say that there are more boats and houses that have boats on the lower part than on the upper part? It is a lot quieter up there then it is below the Hooksett dam.

Mr. Nugent responded I am not 100% familiar with that but it is fair to say that there are more boats below that I have seen.

Alderman Forest stated I have one more question regarding parking. I know you have a picture up there...

Deputy Clerk Johnson interjected the Assessors have provided that picture so you would know where the lot was.

Alderman Forest asked but if you do go there the street pretty much looks that narrow. It is about 17' or 18' all the way around that circle.

Mr. Nugent answered I didn't measure it. It is narrower than some City streets.

Alderman Forest asked if you parks cars on both sides of that street somebody is not moving one way or the other so parking would be a problem.

Mr. Nugent responded I would say that in parking the cars those that couldn't be parked on the property would have to be parked somewhere and if they were parked on a road I imagine that would be dictated by some sort of traffic signage and if, as I said, we approached the businessmen in the area that we have contemplated speaking to they have adequate parking off the City street to utilize for parking. If there are too many cars on the street then those kids will just have to walk the 100 yards down. We are not unmindful of the neighborhood and the parking issue. It is a very limited issue as far as the times are concerned for the utilization of the boathouse.

Alderman Forest stated that leads me to just one more question to follow-up on that. If you are aware and I don't want to get Aldermen Gatsas on my neck or anything, Livingston Park when they have their events Daniel Webster Highway is a no parking zone. If you drive up there on an event day, the businesses...you know all of the people who go to these events and they have plenty of parking on-site but they tie up Daniel Webster Highway and the businesses and everything else. That is what I found.

Chairman Thibault stated I just have one more question that I don't think was addressed. I know that the parking and the powerboats are certainly going to be a problem on that river. As far as I am concerned that river is not that wide. I think you would be hard pressed to keep 200 feet away from a power boat or a power boat would have a hard time staying away from a row boat by 200 feet on that river because in many places I don't think it is much more than 200 feet. Anyway, the biggest problem...you keep referring to the school. Is this a school sanctioned program and is the School Department putting any money into this?

Ms. Bartels answered the School Department is not putting any money into this. This is a school club. As you know any of the sport clubs are funding by the students and fundraisers, parent organizations, etc. The Athletic Department has not adopted us and our goal would be to have that happen. I forget what was your other question?

Chairman Thibault stated it was about the powerboats on the river where some places the river is not much more than 200 feet.

Ms. Bartels replied there are variables in the river, absolutely but I would like you all to consider the concept and that this has been done in many cities across the country and with a lot of great success. The concept is certainly something that we are bringing forward to you. Yes we would like to hammer out all of the details but it has been done successfully in other cities and I truly believe that working together to make it so that other people can access this river besides motor boat users is really what Manchester and what the State would want to promote.

Chairman Thibault stated well I am sure that the Committee will take this under consideration. Thank you very much for your presentation.

Deputy Clerk Johnson stated before you go any further could the Clerk just get on record...we have some communications here that have been distributed to us to be presented to the Committee. We have a petition with 81 signatures requesting that a boathouse and base of operations not be established at the end of the river. This is from residents of the Meetinghouse at Riverfront at 60 Riverfront Drive. We have a communication from William Dedrick from 33 Riverfront Drive who is listing several reasons why he believes that this should not occur and is suggesting perhaps Intervale or Hooksett as being a more appropriate place for them to go forward with. We have a communication from the President of Dockside II Condominium Association basically stating that the residents there that he has spoken with are also opposed to it although they applaud the efforts of the rowing club. They note that they were refused by the City a few years back when they attempted to purchase the parcel. They are presently maintaining it. Lastly I have a communication from a Louise Boucher who also resides in the Condo Association. She is indicating that she is a 53 year resident of the City and she is opposing it. She is concerned about the same issues that have been raised this evening. I also know that there are people here who had indicated to the Chairman that they wished to speak. You are running late on your time so I will ask that they be brief.

Chairman Thibault stated I told these two gentlemen that they would have to be brief but I think they have something important to say.

Mr. Keith Hirschmann stated I decided to come down to be an advocate for the neighborhood again. When I was an Alderman considerable effort had gone into this particular neighborhood of Riverfront Drive, Farmer Lane, Stark Lane and the preservation effort was to keep it residential and keep the residential value for Dockside Condominiums. Mr. Finley brought in the Meetinghouse project and there was considerable debate about how that project was going to impact the neighborhood. What did happen was that Meetinghouse came on line but Dockside lost a lot of parking. There had to be a fire lane put in because of the

size of Meetinghouse. It is a very narrow neighborhood. Dockside parks on-site in their own private spaces. There really isn't any parking on Riverfront Drive for rowers, walkers or anybody. Fire trucks must be able to get through there. This neighborhood has been under assault...they tried to bring in a short stay motel, which as an Alderman I fought to make sure it stayed residential. That peninsula is not developed yet. Hopefully that will become residential. Meetinghouse is residential so that did come on line. At the other side there is talk of more development so these people...their neighborhood has been under assault. Now I am not against the rowing club per say but the parcel that Manchester does own it was refused when I was an Alderman to give it to the St. A's rowing club for the same reasons like no parking. Dockside II Condominiums did approach me when I was an Alderman and did ask if they could buy that wedge of land. I know the City does look for revenue sources and to keep the integrity of residential in that neighborhood I would recommend honestly that you consider, if the condominium association can come up with money to buy that parcel to keep it as an abutting undeveloped piece, which is very small. It is a steep embankment down to the river. I don't picture a 70'...my house is 48' long. I couldn't imagine a 70' boathouse down there. I am going to be brief like you asked and thank you very much for letting me speak. When I was an Alderman...there are no police on our river. I had to many times call the State of NH Motor Patrol and get them down there. The guy would come down in a boat and police our river. Many of the residents on the river had to call me because of different things happening down there. There are a lot of fast watercraft. If you change the use of the river and made it no wake, you would be impacting a lot of residents that bought specifically to use the river so I ask you to hopefully find them another land option.

Mr. Steve Tellier stated it is not often that I appear as a resident instead of my professional capacity. I won't go over all of the issues of parking. Alderman Gatsas and Alderman Garrity and the rest of you were correct that it is an extremely narrow street. Also I would like to remind you that a 30' x 70' row house and if you recall the eight person boats are 64' long, really won't provide turn around space and parking. Basically this site is incompatible to the use that is being proposed. I think if you ask for a show of hands you will find that 95% of the people here that came on such short notice are here against this proposal. Basically I ask two things. One that you vote no for this proposed use and also that you vote no to sell the land or if you do in the wisdom of this Committee it remain residential in use.

Alderman Gatsas moved to deny the request of the Greater Manchester Rowing Club and to recommend that the property, previously found by the Board not to be surplus to City needs, be retained by the City at this time for potential residential use in the future.

Alderman Gatsas stated the rowing club may want to take the opportunity to talk to Manchester Water Works because I know that they own two parcels further up the river that may be able to accommodate your needs. I think that the residents along this river on both sides are greater in number than where you are currently rowing. I don't think the people are here on a Tuesday evening because they wanted to come down to the Aldermanic Chambers.

Alderman Pinard duly seconded the motion.

Chairman Thibault called for a vote. There being none opposed, the motion carried.

Chairman Thibault addressed Item 4 of the agenda:

Request(s) for disposition of properties:

Map/Lot	Address
0031/0007	450 Merrimack Street - land
0068/0032	218 Pine Street -land
0102/0048	165 Central Street - land
0796/0014	South Mammoth Road - land
0240/0005	Pennsylvania Ave – land
0246/0003	Page Street – land*
0246/0006	Michigan Street – land*
0246/0007	New York Street – land*

* properties requested as unified sale

Mr. Tom Nichols stated I am here tonight with Steve Hamilton, the other Assessor, and Alex Asselin who is our engineer tech and GIS person. He is here to bring up the screens of all the properties that are in question. We will start with 450 Merrimack Street. Steve and I have gone over the parcels that you have in your possession. 450 Merrimack Street is a 10,962 square foot lot. It is an oversized lot in the inner City. Now the assessed value is \$28,600 and we are saying that the suggested starting bid should be around \$45,000. 218 Pine Street is up on the screen. It is right on the corner of Auburn and Pine. It is a 2,500 square foot lot. Steve and I went over this and made a notation on the bottom that the proximity to the civic center has to be taken into consideration on this parcel. There is no doubt that if somebody buys it they might park cars on it but I know there is an ordinance saying that they are not going to park cars but who knows what they will do. The Salvation Army owns four other parcels on the side of that. They own the house and the other two lots. They will probably outbid everybody if they really want it that bad. There, again, it is not going on the tax roles if they get it. It is going to be tax exempt so it is going from one...

Chairman Thibault interjected what would that be worth.

Mr. Nichols answered the assessed value is \$6,500 and we are suggesting \$10,000. The one on South Mammoth Road...we are going to go to the one on Central Street. We already gave the Committee a value that we thought the bidding should start at and that was between \$10,000 and \$15,000.

Deputy Clerk Johnson asked \$10,000 for a minimum.

Mr. Nichols answered yes. The one that shows up on the screen now is on South Mammoth Road. It is in between the power lines and the new condominiums. It has 150' frontage and it goes back quite a ways. There are almost three acres out there. Steve and I went over this and we would like time to analyze all of the industrial sales out there before we give you a value on this because there is no much industrial land out there.

Chairman Thibault asked so we can just table it until you come back with a recommendation.

Mr. Nichols stated Pennsylvania Avenue...if you look at the picture that is on the screen right now if you are coming down Pennsylvania Avenue off of Hanover Street, the street stops right there where the white meets the picture. There is 10,000 square feet and unless they improve the streets there is not much you can do to that property so we are going to start the minimum bid at \$15,000.

Alderman Gatsas asked on Pennsylvania Avenue where the arrow is, is there a house there now.

Mr. Nichols answered no. That is the lot that is in question.

Alderman Gatsas stated where the arrow actually is, there is a lot there that the orange arrow is sitting on. That is not in question. The questioned lot is the dotted lot.

Mr. Nichols responded I think there is a parcel on there. There is a building lot.

Alderman Gatsas asked is there a building on 240-4.

Mr. Nichols answered yes there is and there is a building right across the street at 235. If you took Map 240 and 241 and connected them together, this is on the left side of the street going into Pennsylvania Avenue and on the other side it stops at

235 and there is a house on that lot but there is nothing after that. There is no access to it. This is the only access to Pennsylvania Avenue.

Alderman Pinard asked is that on the Bridge Street Extension side.

Mr. Nichols answered no this is on the Hanover Street side.

Alderman Gatsas asked explain to me how there is a house on each side of that lot and there is no street.

Mr. Nichols answered it fronts on the side street. On 240 Lot 6 that is 100' into the woods. Now over on the other side...I think it might be New York Street. There is a house on that end but New York, part of New York Street dead ends also. We are going to get the map out.

Alderman Pinard asked what is the value of that one.

Mr. Nichols answered it is assessed at \$25,800. The last one we have is Page Street and Michigan Avenue.

Deputy Clerk Johnson asked do you have all three of them.

Mr. Nichols answered all three of them are lumped together. If you look at the map you can see where there are wetlands throughout most of that parcel. The one that is on Page Street is 10,000 square feet. New York Street runs parallel or down east and west. Right where the arrow is is where New York Street is but there is no access back there at all. It stops right there where the arrow is. In fact, somebody has a parking lot on that parcel. You can't get to Michigan Avenue. It stops a couple of hundred feet before the two parcels in the back. If you were to sell all three of them together somebody could possibly build a house in the front of that lot on Page Street. We have \$60,000 for a minimum bid. The total assessment is \$44,300 for all three parcels.

Deputy Clerk Johnson asked is this the same parcel as the one on Page Street that the church was requesting.

Mr. Nichols answered no. This is on that side of Hanover Street. The one you are talking about was on the other side of Candia Road.

Deputy Clerk Johnson stated first of all, Mr. Chairman, I would note that we are removing 165 Central Street from the list because the Board actually did act on that one previously so there is no need to redo that. Secondly, we have no current records on file on recommendations from the Planning Department so we would

ask as part of the record that the Planning Director come forward and provide Planning's recommendations with regards to these parcels pursuant to ordinance.

Alderman DeVries stated I have a quick question. The South Mammoth Road property that you will be looking at there are considerable wetlands right behind that property. I don't know if they encumber on to the lot or not. I just wanted to make you aware in case it is going to impact the buildable...

Mr. Nichols interjected we recognized that. That is why Steve and I want to take our time about putting an assessment on that because that is a valuable piece of land.

Mr. MacKenzie stated I will be brief. We have reviewed all of these properties. Most of these we have actually reviewed in the past few years and indicated that they are surplus in our opinion after looking at a number of different options for the properties so all of these properties are surplus and can be disposed of by auction or other means.

Deputy Clerk Johnson stated we would look for two motions. The first would be to table any action on South Mammoth Road pending further information from the Assessors.

On motion of Alderman DeVries, duly seconded by Alderman Pinard, it was voted to table the South Mammoth Road item pending further information from the Assessors.

Deputy Clerk Johnson stated the second motion would be if the Committee so desires to find the other properties surplus, order them to public auction and sell at the minimum bid as valued by the Board of Assessors. The last three lots listed to be sold as one lot.

On motion of Alderman Pinard, duly seconded by Alderman DeVries, it was voted to find the other properties surplus, order them to public auction and sell them at a minimum bid as valued by the Board of Assessors with the last three lots listed to be sold as one lot.

Chairman Thibault addressed Item 5 of the agenda:

Request by John Marchwicz to purchase a parcel of land known as Map 218, Lot 22 located on Crescent Lane.

Deputy Clerk Johnson stated we just want to advise the Committee that when we got a report from the Tax Collector the taxes on abutting property, who is the person requesting it, had not been paid so we returned it at the Chairman's request back to Committee. I don't know if you want to table it because you are out of time this evening or if you want to address it at a later date.

On motion of Alderman Gatsas, duly seconded by Alderman Pinard it was voted to table this item.

TABLED ITEMS

- 6.** Report of Planning Department regarding acquisition of the Wiggin & Nourie building.

This item remained on the table.

- 7.** Request of Crystal Lake Preservation Association relating to various lots on Tax Map 506.

This item remained on the table.

- 8.** Communication from Deputy Solicitor Arnold regarding Jefferson Mill Air Rights.

This item remained on the table.

- 9.** Reports, if available, from Planning, Assessor, Tax and Solicitor regarding transferring the former Highland Goffs Falls School to Moore Center Services, Inc.

This item remained on the table.

- 10.** Properties on Riverdale Avenue.

This item remained on the table.

There being no further business, on motion of Alderman Gatsas, duly seconded by Alderman DeVries, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee